



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 6-8-99, 3315 S. University Drive.

TITLE OF AGENDA ITEM: Buca's restaurant @ Rolling Hills Commercial

REPORT IN BRIEF: The applicant is requesting approval of a single story restaurant building within the Rolling Hills Commercial Master Plan. The subject site is proposed for the southern most end of the property. The overall site plan and landscaping has been previously approved.

DISCUSSION: The proposed building will have a 1940's architectural style using flat cantilevered roofing, natural stone veneer, and textured stucco walls painted in a terracotta type finish. Dark green awnings and raised planters will accent the windows on the north, south, and east elevations. The front facade will display the company signage with decorative statues facing University Drive.

CONCURRENCES: The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

Planning and Zoning Division Recommendation: Motion of no objection subject to providing A/C locations. If A/C is located on the roof screening must be shown from the property line.

Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report (3-1), Motion: Mr. Arnold, Seconded: Mr. Evans, Ms. Cox dissenting, and Mr. Amos absent), July 27, 1999.

FISCAL IMPACT: Not applicable

RECOMMENDATION(S): Motion to approve the site plan subject to providing A/C locations. If A/C is located on the roof, screening must be shown from the property line.

Attachment(s): Planning report, Application, Aerial, Land use map, Subject site map

July 28 , 1999

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

SITE PLAN: Buca's Restaurant @ Rolling Hills Commercial / SP 6-8-99

APPLICANT: **Petitioner:** Synalovski Gutierrez Architect
Owner: RHEC Associates, Ltd.

ANALYSIS: **Land Use/Zoning:** Commercial/B-2
Location: 3315 S. University Dr.

The applicant requests approval of a 7,760 square foot restaurant building, located on the west side of University Drive, within the master plan known as Rolling Hills Commercial. The overall site plan, which encompasses approximately 13.78 acres, was previously approved on January 6, 1999.

The proposed building will have a 1940's architectural style using flat cantilevered roofing, natural stone veneer, and textured stucco walls painted in a terracotta type finish. Dark green awnings and raised planters will accent the windows on the north, south, and east elevations. The front facade will display the company signage with decorative statues facing University Drive. Subsequent to the last review, the applicant has provided additional aluminum eyebrows and roof line caps to the building exterior, added additional windows to the south side of the building, and wrapped the stone veneer to the east facade.

Landscaping will follow the previously approved plan.

The Town Code does not contain architectural design criteria therefore, the proposal is in technical compliance with Town Code requirements. With the exception of Texaco, existing structures within the master plan have light beige tone stucco exteriors with barrel tile roofing materials.

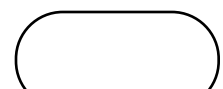
PLANNING AND ZONING DIVISION RECOMMENDATION: NO OBJECTION subject to the following:

1. Providing A/C locations. If A/C is located on the roof screening must be shown from the property line.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report (3-1, Motion: Mr. Arnold, Seconded: Mr. Evans, Ms. Cox dissenting, and Mr. Amos absent), July 27, 1999.

Prepared by: _____

Reviewed by: _____



EXISTING ZONING: B2

LAND USE DESIGNATION: Commercial

Amendment Application for Site Plan SP 10-1-98

RECEIVED
JUN 8 1999

**TOWN OF DAVIE
SITE PLAN APPLICATION**

TOWN OF DAVIE USE ONLY

SITE PLAN NO. SP 10-1-98

FEE \$165.00

RECEIPT NO. 7613

TOWN OF DAVIE
PLANNING & ZONING

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)

Make Checks Payable to TOWN OF DAVIE

DATE FILED: _____

NON-RESIDENTIAL: _____

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: _____

NO. OF UNITS: _____

PETITIONER:

Synalovski Gutierrez Architects, Inc.

ADDRESS:

3109 Stirling Rd., Suite 202
Ft. Lauderdale, FL 33312

PHONE:

(954) 961-6806

RELATIONSHIP TO PROPERTY:

Project Architect

OWNER:

RHEC Associates, LTD
(Property Owner)

ADDRESS:

10021 Pines, Blvd., Suite 101
Pembroke Pines, FL 33024

PROJECT NAME/SUBDIVISION NAME:

Restaurant Court @ Rolling Hills
(Bldg. #1, Buca di Beppo Restaurant
Bldg. Footprint & Elevations Approval)

PROJECT ADDRESS:

3315 S. University Dr.
Davie, FL 33328

LEGAL DESCRIPTION:

See attached Legal Description.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____

NUMBER OF PLATS _____

NUMBER OF SURVEYS _____

APPROVE AS TO FORM: Jat

DATE: 6/8/99

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: 6/29/99

TOWN COUNCIL MEETING DATE: 7/7/99

RHEC Associates, LTD
OWNER'S NAME(S)
as: RHEC Assoc. its general partner
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

10021 Pines Blvd., Suite 101
ADDRESS
Pembroke Pines, FL 33024
CITY, STATE, ZIP
(954) 434-4444
PHONE

The foregoing instrument was acknowledged before me
this 8 day of JUNE, 1999, by
JEFF ORLAN who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Louise Rothlein

Print: LOUISE ROTHLEIN

My Commission Expires: September 20, 2002
My Commission CC778664

Synalowski Gutierrez Architects, Inc.
PETITIONER'S NAME
PETITIONER'S SIGNATURE

3109 Stirling Rd., Suite 202
ADDRESS
Ft. Lauderdale, FL 33312
CITY, STATE, ZIP
(954) 961-6806
PHONE

The foregoing instrument was acknowledged before me
this 8 day of JUNE, 1999, by
MANUEL GNALOVSKI who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Louise Rothlein

Print: LOUISE ROTHLEIN

My Commission Expires: September 20, 2002
My Commission CC778664

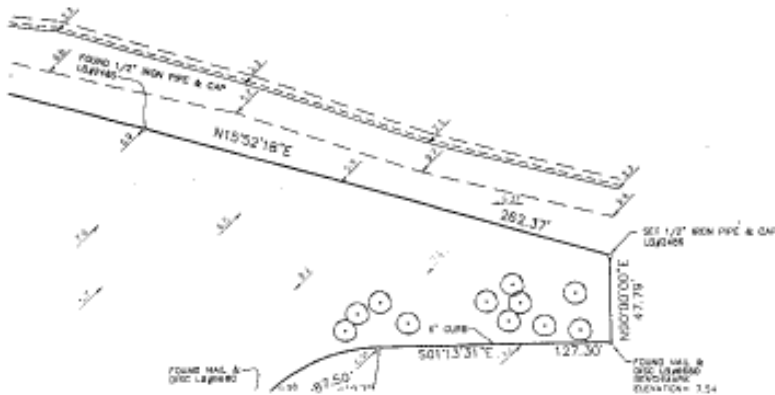
OFFICE USE ONLY

DESCRIPTION : (PHASE 7)

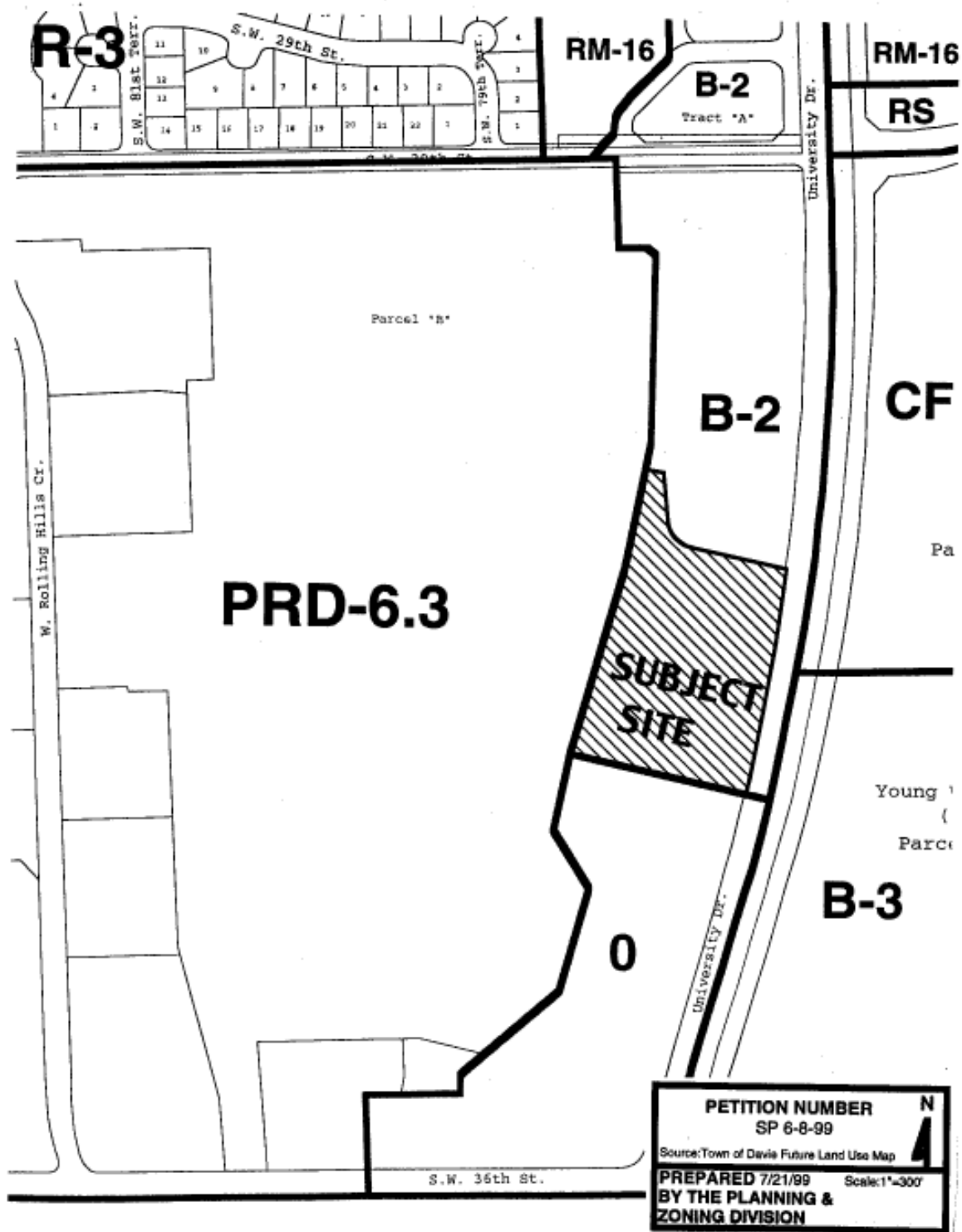
A PORTION OF PARCEL "B", "ROLLING HILLS GOLF AND TENNIS CLUB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

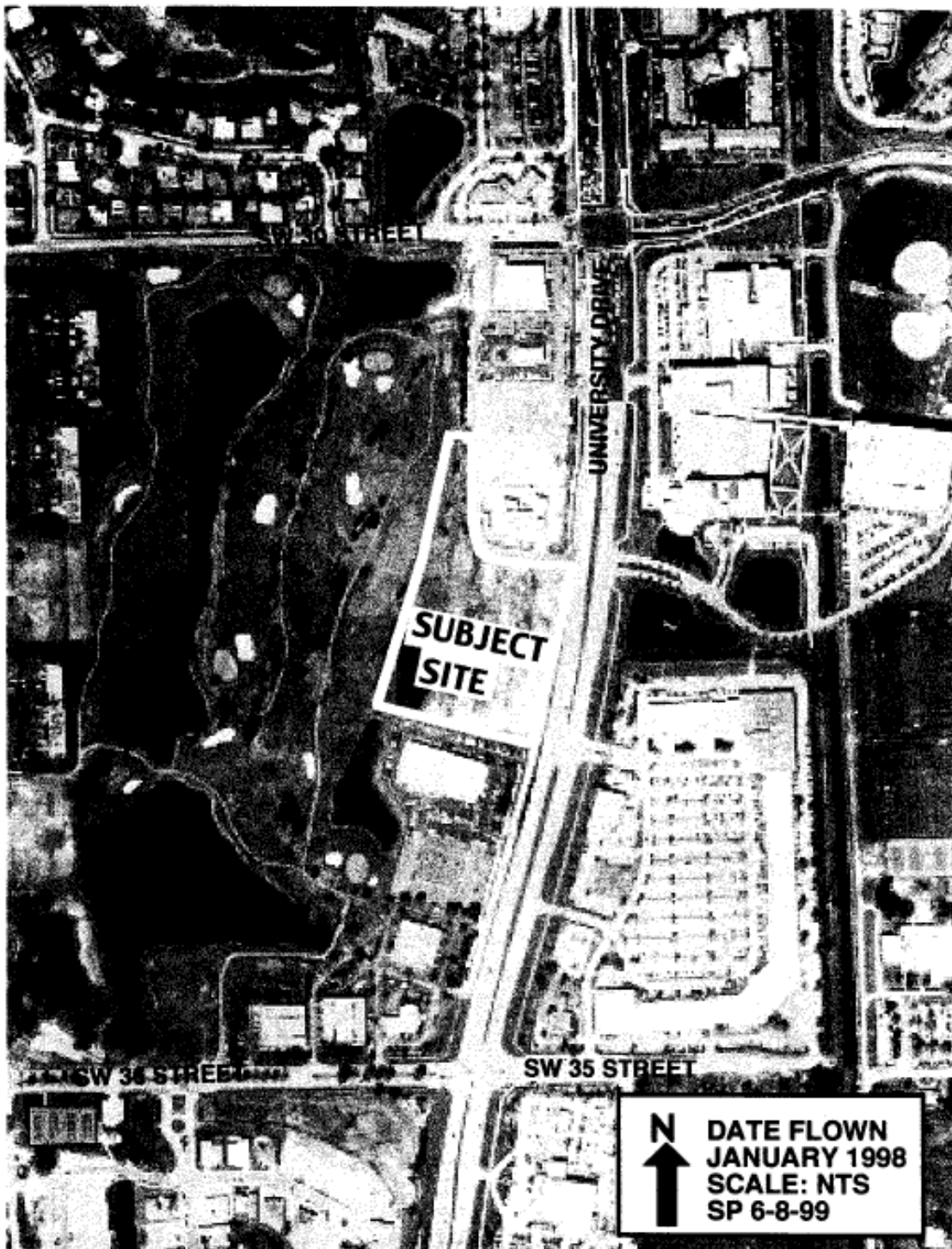
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL "B"; THENCE SOUTH 02°19'14" EAST 43.82 FEET; THENCE SOUTH 87°40'46" WEST 62.20 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 63°28'18" WEST; (THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EASTERLY LINE OF SAID PARCEL "B"); (1) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°12'28" AN ARC DISTANCE OF 10.56 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 02°19'14" EAST 82.62 FEET TO A POINT OF CURVATURE OF A 5669.58 FOOT RADIUS CURVE CONCAVE TO THE WEST; (3) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'25" AN ARC DISTANCE OF 876.42 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°54'39" AN ARC DISTANCE OF 584.88 FEET; THENCE TOWARDS THE RADIUS POINT OF THE LAST DESCRIBED CURVE NORTH 77°33'10" WEST 458.96 FEET; THENCE NORTH 14°36'27" EAST 468.77 FEET; THENCE NORTH 15°52'18" EAST 262.37 FEET; THENCE NORTH 90°00'00" EAST 47.79 FEET; THENCE SOUTH 01°13'31" EAST 127.30 FEET TO A POINT OF CURVATURE OF A 57.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°08'27" AN ARC DISTANCE OF 78.10 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°22'08" EAST 270.40 FEET TO THE POINT OF BEGINNING.

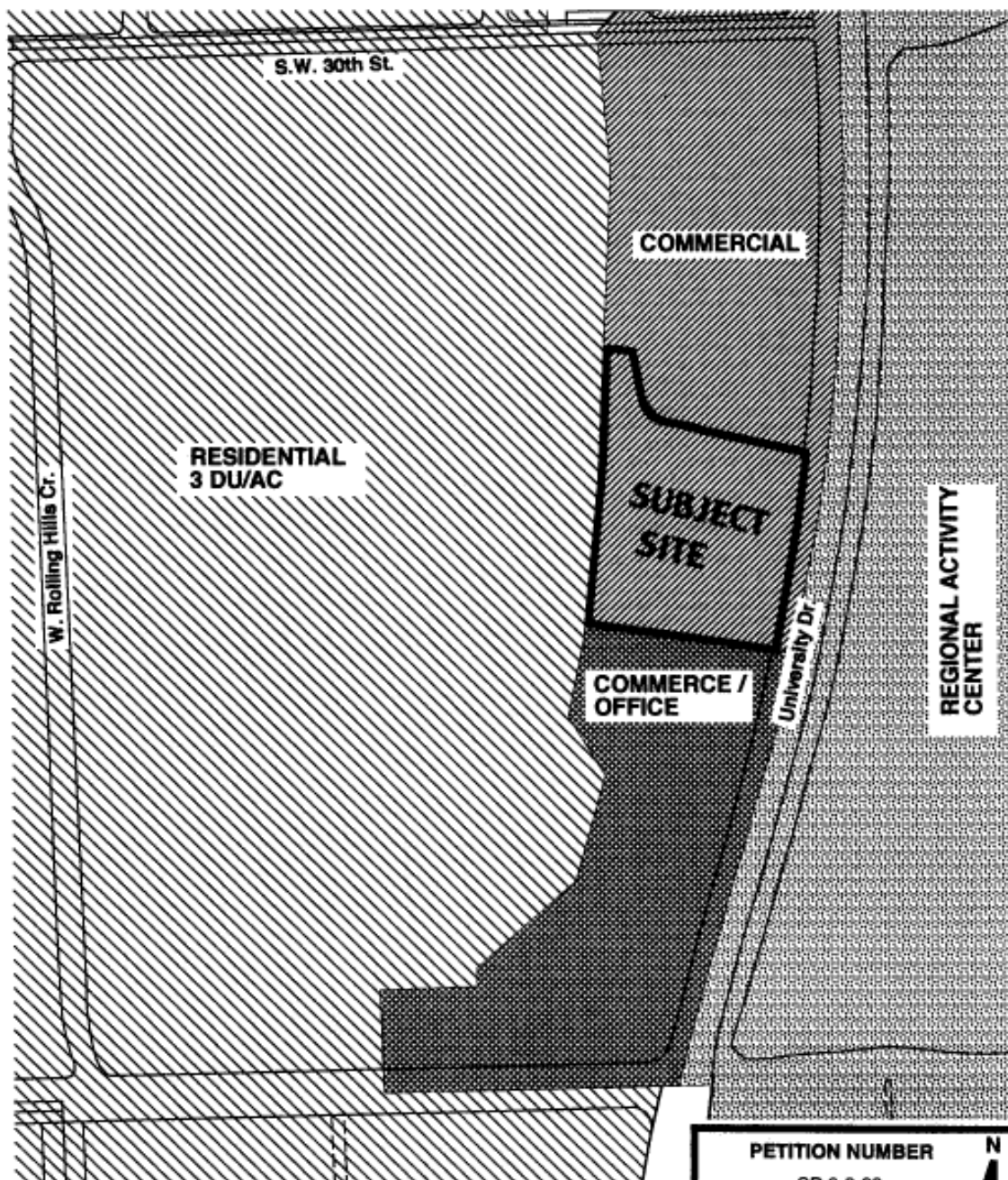
SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 280727 SQUARE FEET (5.985 ACRES) MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE







PETITION NUMBER	
SP 6-8-99	
PREPARED 7/21/99	Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION	